



AGENDA  
ARCHITECTURAL REVIEW BOARD MEETING  
RICHFIELD VILLAGE HALL  
4128 HUBERTUS ROAD, HUBERTUS WISCONSIN  
NOVEMBER 3, 2016

**6:30 P.M.**

*Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum (Chairperson to announce the following if a quorum of the Village Board is an attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during Public Hearings, or if the rules are suspended to allow them to do so.")*

1. Call to Order/ Roll Call
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. DISCUSSION/ACTION
  - a. Discussion and possible recommendation to the Plan Commission regarding a proposed building alteration at Hawk's Point Shopping Center, generally located at 1717 Wolf Road (Tax Key: V10\_034400E)
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at [www.richfieldwi.gov](http://www.richfieldwi.gov). Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or [www.richfieldwi.gov](http://www.richfieldwi.gov) with as much advance notice as possible.



**VILLAGE OF RICHFIELD**  
**ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM**  
**MEETING DATE: November 3, 2016**

**SUBJECT:** Hawk's Point Shopping Center, 1717 Wolf Road (Tax Key: V10\_034400E)  
**DATE SUBMITTED:** October 13, 2016  
**SUBMITTED BY:** Jim Healy, Village Administrator

*POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED MODIFICATION TO THE EAST ENTRANCE FOR HEIMERMAN FINANCIAL?*

*ISSUE SUMMARY:*

Design 2 Construct (D2C) was the original architect on the Hawk's Point Shopping Center when it was originally constructed and approved by the Town of Richfield in 2007. Since that time, the space on the east end of the property has had a number of financial institutions come and go, the most recently being Westbury Bank. The property is now under new ownership and the Developer has approached the Village with a minor modification to the building to essentially remove the "teller window" from the east side of the building and construct a 264sqft' vestibule/waiting area under the carport. The proposed plan by D2C is to match the existing EFIS, brick, and tumbled stone on the building along with installing five (5) new double hung windows and aluminum and glass storefront door with an added transom to match the height of the adjacent windows, a particularly nice design feature. The remaining elements on the building will stay the same. In the opinion of Staff, the architect has done a nice job of blending the existing design with the proposed addition. All of the materials being proposed are permitted by Code.

At the Architectural Review Board meeting on October 19<sup>th</sup>, the Board tabled the proposal until Site Plan modifications were made. It was the position of the Architectural Review Board that if the carport was to remain, that a drive lane ought to be maintained for functionality. No other changes to the building were requested of the Developer. Since that time, the architect has provided Staff with a revised site plan depicting the drive lane (Site Plan A1.0) which has been reviewed by the Village Engineer, Mr. Craig Kunkel.

*FUTURE IMPACT AND ANALYSIS:*

*REVIEWED BY:*   
Village Deputy Treasurer

Forward to Plan Commission: Yes  
Addition Approvals Needed: Yes

*ATTACHMENTS:*

1. Design 2 Construct submittal (Revision)
2. Photos of the Site

*STAFF RECOMMENDATION:*

Motion to recommend approval to the Plan Commission for the design elevations on the proposed addition to Hawk's Point Shopping Center, located at 1717 Wolf Road (Tax Key: V10\_034400E), as presented.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY  
BOARD ACTION TAKEN



**VILLAGE OF RICHFIELD**  
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\_\_\_\_\_  
Village Staff Member  
  
\_\_\_\_\_  
Village Administrator

Resolution No. \_\_\_\_\_  
Ordinance No. \_\_\_\_\_  
Approved \_\_\_\_\_  
Other \_\_\_\_\_

Continued To: \_\_\_\_\_  
Referred To: \_\_\_\_\_  
Denied \_\_\_\_\_  
File No. \_\_\_\_\_

SSullivanC  
Design 2 Construct.  
com



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

September 14<sup>th</sup>, 2016

Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033  
Attn: Jim Healy

Dear Mr. Healy:

Peter Heimerman with the Heimerman Financial is proposing a small addition and remodel to the existing Westbury Bank which was the east tenant of the total Hawks Point development. The newly remodeled space will be an office for financial advisement and will be a total of 2,813 square feet which includes the small 267 square foot entry addition.

The development will reduce impervious pavement on the site by removing part of the existing bank drive through hardscape and adding additional lawn with landscaped features that match what is currently planted on the site. We have attached the existing landscape plan along with our proposed landscape plan to show how we are implementing the same landscape style and standards in the alteration of the site.

The building material will be an exact match to the existing building by using the same stone and EFIS material. The addition itself will have minimal impact to the surrounding context as it will remain underneath the existing drive-thru canopy while maintaining all architectural datums and proportions of the existing building.

Please refer to the provided submittal for additional clarification. If you have any questions or concerns regarding this proposed development please contact my office.

Sincerely,

Shaun Sullivan  
Architect  
Design 2 Construct





DESIGN  
•  
CONSTRUCTION

PHONE (262) 677-9933  
FAX (262) 677-9934  
•  
N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

**BUILDING DESIGN FOR:**  
**HEIMERMAN FINANCIAL**  
N96W17695 RIVERSBEND CIRCLE WEST, SUITE 100  
GERMANTOWN, WISCONSIN 53022

**PROJECT DATA: SHEET INDEX:**

BUILDING CODE: 2006 INTERNATIONAL BUILDING CODE  
OCCUPANCIES: BUSINESS: B  
CLASS OF CONSTRUCTION: TYPE VB  
NO. OF STORIES: ONE  
BUILDING TYPE: BUSINESS  
AREAS (GROSS):  
INTERIOR ALTERATION: 2,546 SF  
ADDITION: 267 SF  
TOTAL: 2,813 SF

TS TITLE SHEET  
L1.0 LANDSCAPE DESIGN  
EXISTING LANDSCAPE PLAN  
ARCHITECTURAL  
A1.0 SITE PLAN & LANDSCAPE PLAN  
A2.1 FIRST FLOOR PLAN  
A4.0 EXTERIOR ELEVATIONS

**PROJECT CONTACTS**

CIVIL CONSULTANT  
TBD

ARCHITECT  
MARK HERTZFELDT

PROJECT MANAGER  
TBD

PROJECT NO.  
16.00162

DATE  
09.14.2016

LANDSCAPE CONSULTANT  
TBD

SEAL

STRUCTURAL CONSULTANT  
TBD

DENTAL CONSULTANT

PREV. TRANS. NO.:  
NEW TRANS. NO.:  
REVIEWER:

**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION  
N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037  
•  
PHONE 262.677.9933  
FAX 262.677.9934  
•  
Info@design2construct.com

BUILDING DESIGN FOR:  
**HEIMERMAN FINANCIAL**  
1717 WOLF ROAD  
RICHFIELD, WI 53076

SHEET TITLE  
TITLE SHEET

REVISIONS

PROJECT DATA  
DATE  
09.14.2016  
JOB NO.  
16-00162  
SET USE  
PLAN COMMISSION  
FILE NAME  
A1-TS  
DRAWN BY  
SPS  
SHEET NO.

TS  
5

DESIGN  
2  
CONSTRUCT  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

Info@design2construct.com

BUILDING DESIGN FOR:  
**HEIMERMAN FINANCIAL**  
1717 WOLF ROAD  
RICHFIELD, WI 53078

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE

09.14.2016

JOB NO.

16-00162

SET USE

PLAN COMMISSION

FILE NAME

H1-A4.0

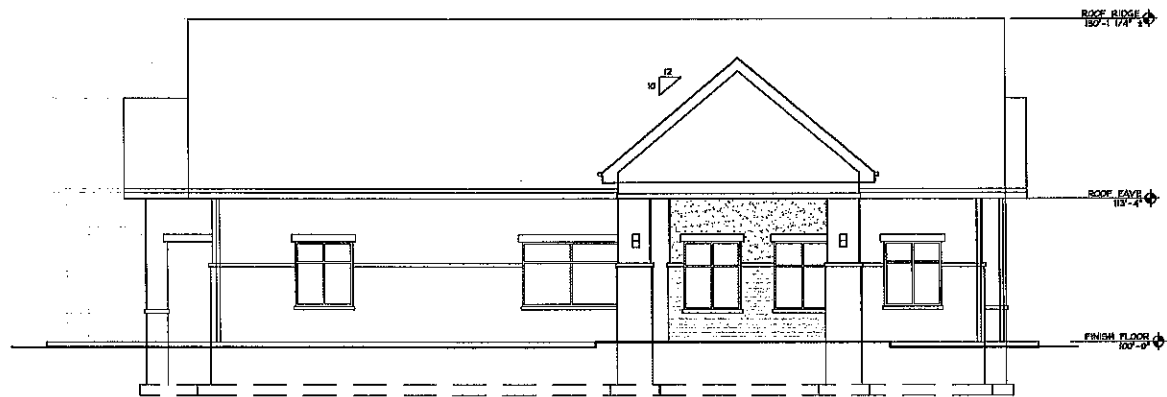
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SPS

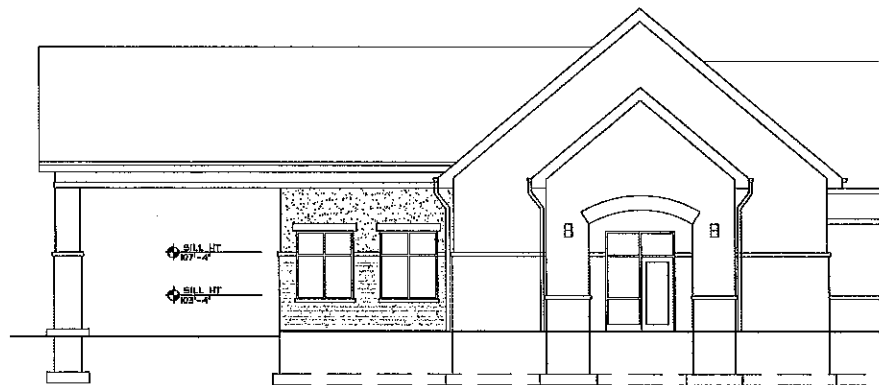
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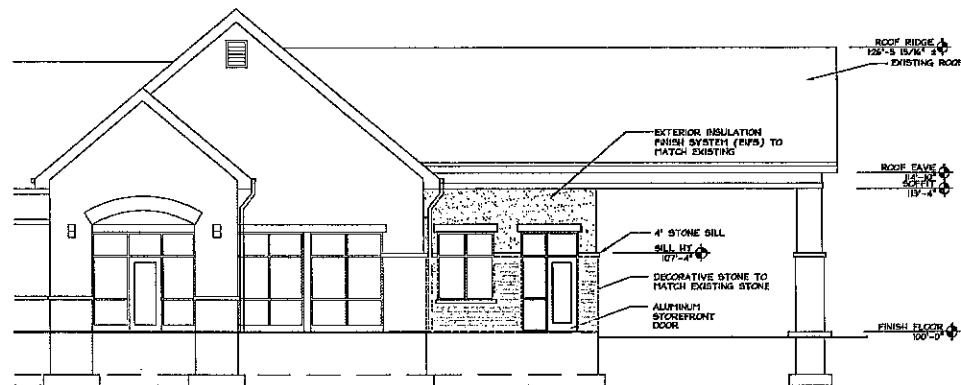
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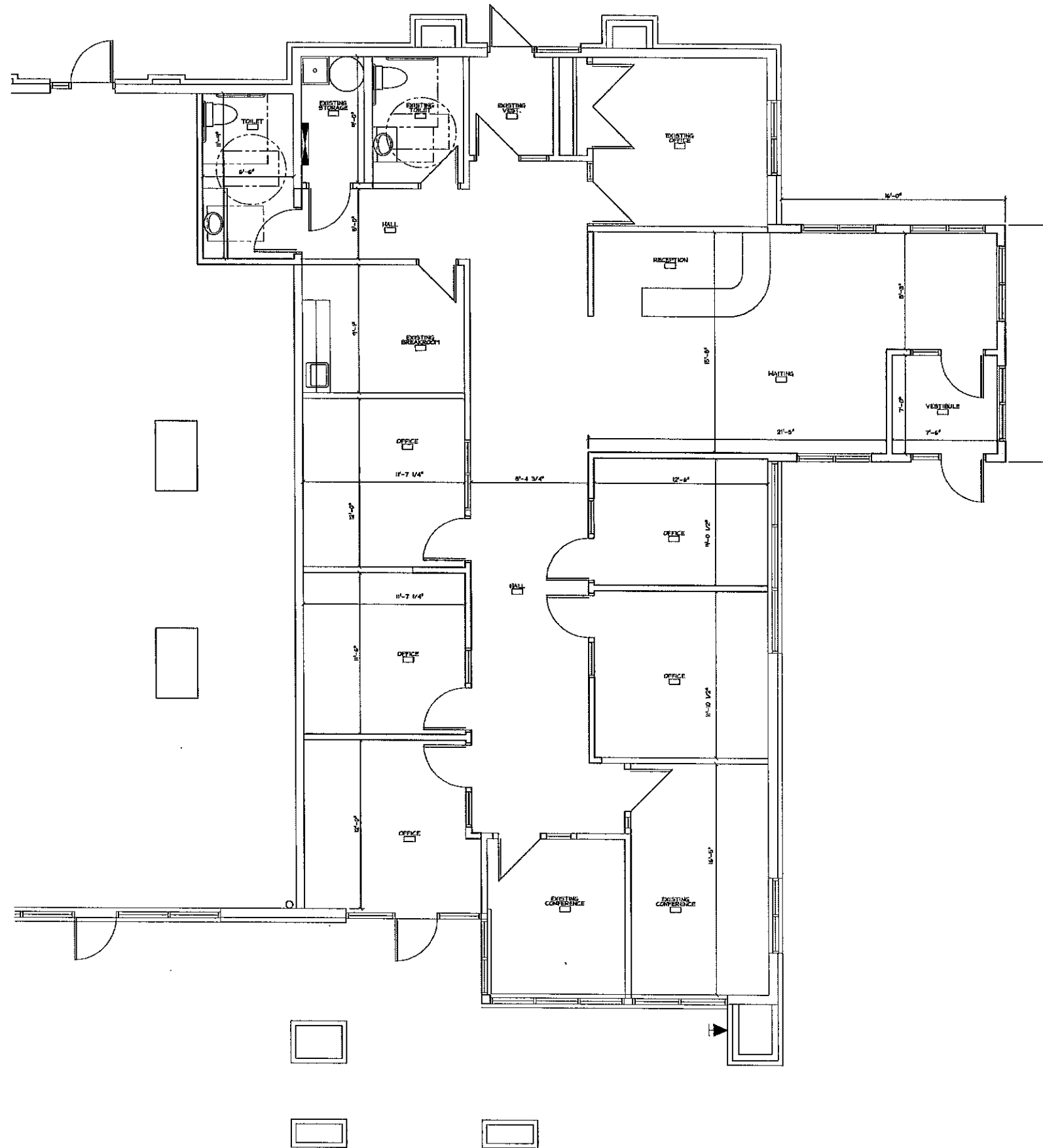
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
APPROX. AREA = 2,513 S.F.

**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037  
PHONE 262.677.9933  
FAX 262.677.9934  
info@design2construct.com

BUILDING DESIGN FOR:  
**HEIMERMAN FINANCIAL**  
1717 WOLF ROAD  
RICHFIELD, WI 53076

SHEET TITLE  
FLOOR PLAN

REVISIONS

PROJECT DATA

DATE 08.14.2018  
JOB NO. 16-00162  
SET USE PLAN COMMISSION  
FILE NAME E4-A2.1  
DRAWN BY SPS  
SHEET NO.

A2.1<sub>7</sub>

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

HEIMERMAN FINANCIAL

1717 WOLF ROAD

RICHFIELD, WI 53076

SHEET TITLE

SITE PLAN

REVISIONS

PROJECT DATA

DATE

11.04.2016

JOB NO.

16-00162

SET USE

PERMIT & BIDDING

FILE NAME

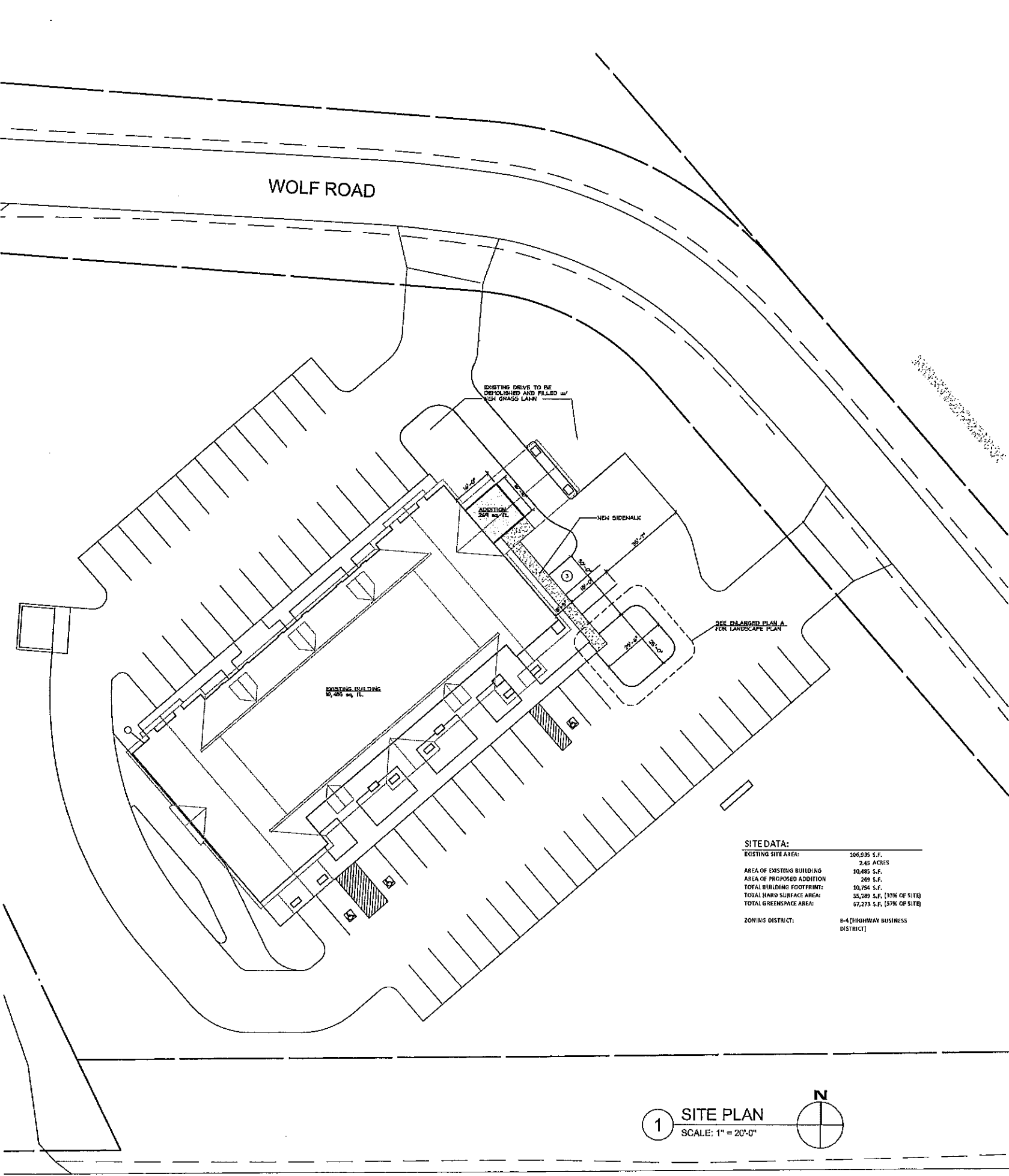
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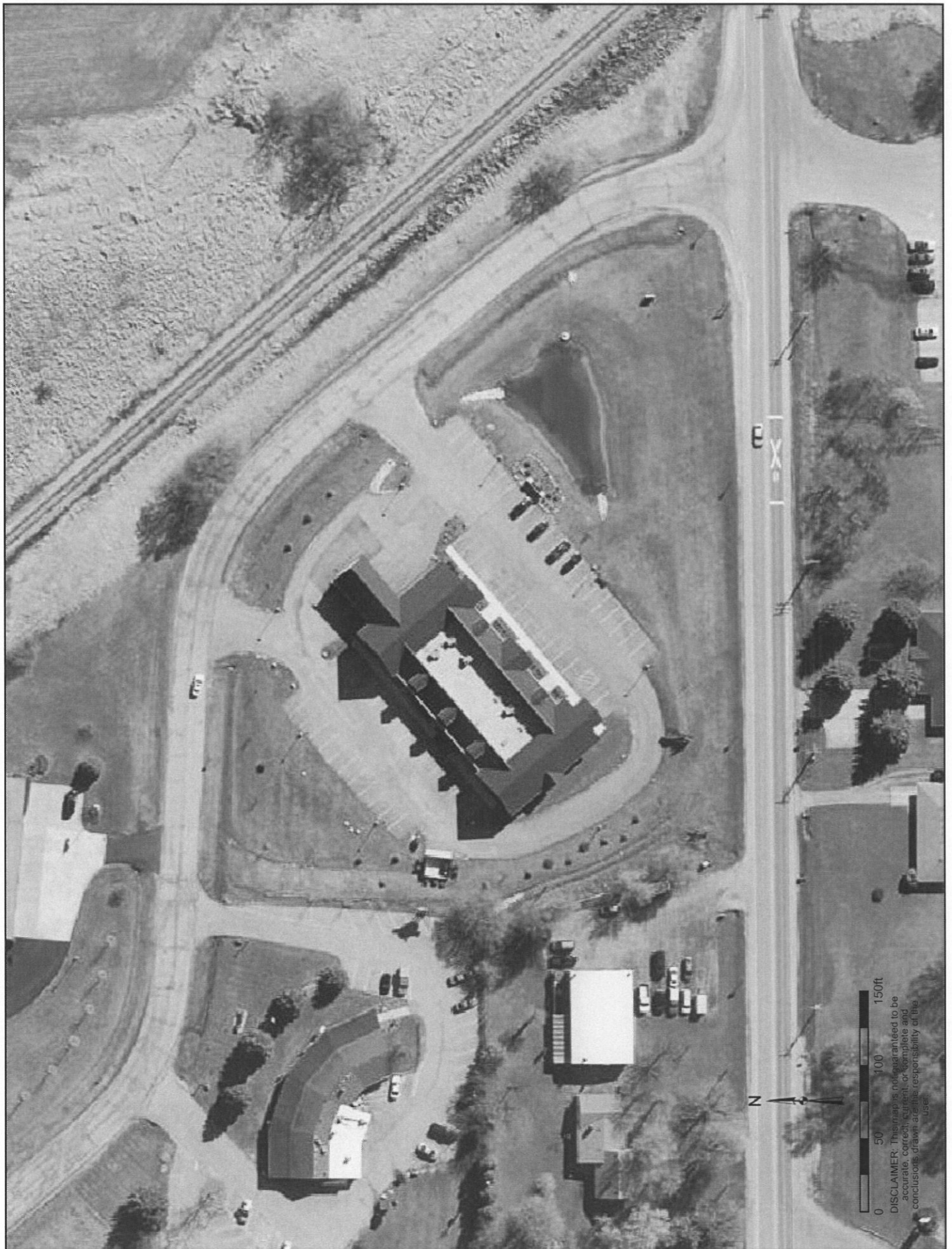
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SPS

SHEET NO.

A1.0





DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.











